

Exhibit 13

Hobby Lobby's Email Exchange with the Landlord

From: Les S Miller[les.miller@hobbylobby.com]
Sent: Thur 8/24/2023 12:12:20 PM Eastern Daylight Time
To: Tader, Brian[Brian.Tader@bpretail.com]; Aronoff, Jeffrey[Jeffrey.Aronoff@bpretail.com]
Subject: RE: Rogers AR

[EXTERNAL]

Apologies for the email...

From: Les S Miller
Sent: Thursday, August 24, 2023 10:53 AM
To: 'Tader, Brian' <Brian.Tader@bpretail.com>; 'Aronoff, Jeffrey' <Jeffrey.Aronoff@bpretail.com>
Subject: RE: Rogers AR

Brain...will LL send us the BBB lease now so that we can do a quick review of it? Thanks.

From: Les S Miller
Sent: Thursday, August 24, 2023 10:45 AM
To: 'Tader, Brian' <Brian.Tader@bpretail.com>; Aronoff, Jeffrey <Jeffrey.Aronoff@bpretail.com>
Subject: Rogers AR

Brain...has LL done any additional work in regard to option periods for Mardel?

From: Les S Miller
Sent: Monday, August 21, 2023 4:05 PM
To: 'Tader, Brian' <Brian.Tader@bpretail.com>
Subject: RE: [EXTERNAL]RE: Call

Brain,

Our plan would be for Hobby Lobby Stores, Inc. to take assignment of the lease, assuming it gives us the right to sublease the space to Mardel (at the same rent). We would also like to secure three additional, 5-year options. Let me know how you want to manage this. Thanks,

Les

From: Tader, Brian <Brian.Tader@bpretail.com>
Sent: Monday, August 21, 2023 3:29 PM
To: Les S Miller <les.miller@hobbylobby.com>
Subject: [EXTERNAL]RE: Call

Do you have time for a quick call?

Brian Tader
Senior Director Leasing - Big Box | Development Retail
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Brookfield
Properties



From: Les S Miller <les.miller@hobbylobby.com>
Sent: Monday, August 21, 2023 3:16 PM
To: Tader, Brian <Brian.Tader@bpretail.com>

Subject: Call

[EXTERNAL]

Sorry I missed your call Brian. I'm in the office this afternoon. Thanks.

Les Miller, MAI

Real Estate Representative

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HOBBY LOBBY

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